



Z-08-10-003

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: October 13, 2008

GENERAL INFORMATION

APPLICANT	Kim Reittinger for Quebec Associates LLC
HEARING TYPE	Zoning Commission
REQUEST	RS-12 (Residential-Single Family) to CD-RM-8 (Conditional District-Residential Multi Family)
CONDITIONS	<ol style="list-style-type: none">1. All exterior lighting shall be directed towards interior of property.2. Buildings shall be limited to 3 stories above ground level.3. Access limited to one curb cut on New Garden Road.
LOCATION	1302 New Garden Road (East of New Garden Road and south of Belvidere Place)
PARCEL ID NUMBER (S)	00-00-0561-0-0003-00-005
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 40 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.84 acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential landscaping with a few mature trees

SITE DATA

Existing Use	Single-Family dwelling unit	
	Adjacent Zoning	Adjacent Land Uses
N	RS-12 (Residential-Single Family)	Single-Family dwelling unit
E	RS-12 (Residential-Single Family)	Single-Family dwelling units
W	RS-12 (Residential-Single Family)	Single-Family dwelling units
S	CD-PI (Conditional District-Public and Institutional)	Undeveloped

Zoning History**Case #****Date****Request Summary**

This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, It was zoned RES 120 S.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District
Designation:

Existing
(**RS-12**)

Requested
(**CD-RM-8**)

Max. Density: 3.0 dwelling units per acre

8.0 dwelling units per acre

Typical Uses Primarily intended to
accommodate moderate density
single-family detached dwellings

Primarily intended to accommodate
duplexes, twin homes, townhouses,
cluster housing, and similar
residential uses

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed Yes, site drains to Greensboro Watershed WS III

Floodplains N/A

Streams N/A

Other: Max. Built Upon Area (BUA) 70%, or 24% BUA for low density option in Greensboro Watershed. Any new development or redevelopment BUA must meet water quality watershed requirements. If high density development is proposed a State approved BMP is required to treat the built upon area.

Utilities

Potable Water

Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location

Required Planting Yard Type and Rate

North Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100

South	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100
West	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100',

Tree Preservation Requirements**Acreage****Requirements**

.84 Ac.	All trees 4" or greater DBH which are located within the required planting yards
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Transportation

Street Classification	New Garden Road – Major Thoroughfare.
Site Access	Access must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	New Garden Road ADT = 28,926.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is existing sidewalk along the frontage of this development.
Transit in Vicinity	No.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **CD-RM-8** (Conditional District-Residential Multi Family) zoning would allow land uses that are incompatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Low Residential**. The requested **CD-RM-8** zoning district is inconsistent with this GFLUM designation, however as this request is less than 1 acre in size a map amendment is not required.

Connections 2025 Written Policies

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Visual Enhancement Corridor: Visual Enhancement Corridors are thoroughfares that carry large amounts of traffic and would benefit from public physical improvements to address visual character. These improvements could include public/private partnerships.

CONFORMITY WITH OTHER PLANS

City Plans - N/A

Other Plans - N/A

Staff/Agency Comments**Planning**

The subject site currently consists of a single-family house on a 0.84 acre parcel. The subject site is adjoined on the north, east and west sides by single-family dwelling units and on the south by an undeveloped tract of land belonging to Guilford College. The

applicant is proposing to rezone the property to CD-RM-8 for the construction of 2 multi-family buildings in addition to the existing structure. The buildings shall be limited to 3 stories above ground.

The proposed CD-RM-8 zoning would allow uses that are not in harmony with the existing adjacent residential neighborhood. By approving this request, the City may not be able to ensure protection of the character of the residential neighborhood. This adjoining neighborhood is in a stable condition and deserves protection from encroachment by higher intensity residential use. Staff is of the opinion that disrupting the residential character of the neighborhood with the intrusion of poorly located higher intensity uses is against the intent and purpose of the Zoning Code. This rezoning request if approved will encroach into a long-established neighborhood and may set a precedent for additional conversions of low density single-family residences to higher intensity uses. While the Comprehensive Plan calls for compact development and the provision of necessary services and facilities in close proximity to neighborhoods, it also speaks to the need to protect neighborhoods from incompatible land uses.

Staff believes that this request is inconsistent with the intent and purpose of the zoning code. Staff is also of the opinion that the request is not compatible with the existing development in the surrounding neighborhood.

Water Resources No additional comments

Housing and Community Development

STAFF RECOMMENDATION

PLANNING

Staff recommends **denial** of the requested **CD-RM-8** (Conditional District-Residential Multi Family) zoning district.